RIDER TO HOLMDEL TOWNSHIP PLANNING BOARD APPLICATION

Somerset Mezz Holdings, LP / Somerset Holmdel Development I Urban Renewal, LP and Terna Infrastructure USA, Inc.; Block 11, Lots 38.07 and 38.05, Township of Holmdel

July 24, 2026

I. Narrative Description

Somerset Holmdel Development I Urban Renewal, LP, is the designated redeveloper of the Overall Property and Outside Lands, as defined in the Redevelopment Agreement, which is commonly known as Bell Works, located at 101 Crawfords Corner Road, Holmdel, NJ 07733. Somerset Mezz Holdings, LP is a related entity of Somerset Holmdel Development I Urban Renewal, LP (collectively, "Somerset" or the "Applicant"), and is the parcel owner of a portion of the Overall Property, which is formally identified as Lots 38.07 and 38.05 in Block 11 on the Township of Holmdel (the "Township") tax map (collectively, the "Property"). Somerset and Terna Infrastructure USA, Inc. ("Terna", as "Co- Applicant") propose to subdivide a portion of Lot 38.07 to create the site (the "Property"), which is proposed to be developed into a 40 MW data center use (the "Data Center at Bell Works"), as further described below, for which Terna is the contract-purchaser and proposed developer. The Property consists of approximately 12 acres (522,720 sq. ft.) and is situated within the Township's Alcatel-Lucent Redevelopment Area, which has been designated by the Township as a "non-condemnation area in need of redevelopment", in accordance with the Local Redevelopment and Housing Law, N.J.S.A. § 40A:12A-1 et seq. (the "LRHL"). The Property is subject to the Alcatel-Lucent Redevelopment Plan, which expressly permits data centers, among other uses (the "Redevelopment Plan"), and is further subject to the Redevelopment Agreement, by and between Somerset and the Township, dated June 10, 2014, as amended from time to time (the "Redevelopment Agreement").

In full conformance with the Redevelopment Plan and Section 2.02 of the Redevelopment Agreement, the Applicant seeks Minor Subdivision and Preliminary and Final Major Site Plan Approval to permit the redevelopment of the Property with the Data Center at Bell Works, which is proposed to consist of two (2) stories, comprising approximately 108,000 sq. ft. of total gross floor area, and shall include the following: (A) a generator yard, comprising approximately 26,340 sq. ft.; (B) 34 parking spaces; (C) two (2) loading docks; and (D) associated site improvements, customary and ancillary to the proposed use, which includes, but may not be limited to, ingress/egress drive aisles, landscaping, lighting, utility improvements, and stormwater management improvements (the "Project"). The Project has been designed so as to be conforming with the applicable standards set forth under the Redevelopment Plan and Township Development Regulations in all respects. However, to the extent the Board or its professionals determine that the Application requires any variances, design exceptions, waivers, approvals, authorizations, permissions or such other relief, the Applicant seeks such relief, as may be required, in accordance with the LRHL, Redevelopment Plan, Township Ordinances, and the Municipal Land Use Law, N.J.S.A. § 40:55D-1 et seq.

II. "Bulk" or "C" Variances:

a. Parking (Redevelopment Plan § V.B.2)

i. The Applicant seeks "bulk" or "c" variance relief, pursuant to N.J.S.A. 40:55D-70(c), to permit 34 parking spaces, whereas 72 parking spaces are required. ***Please be advised that the Project has been designed so as to be conforming with the Redevelopment Plan and Township Ordinances in all respects. As such, the Property can accommodate the required parking to the extent necessary, however, the Applicant seeks variance relief to permit 34 built-out spaces as it believes land banking the remaining spaces will result in a better planning alternative and will reduce any ancillary environmental impacts. Notwithstanding, to the extent the Board requires that additional spaces be constructed, the Applicant is amenable to same, such that no variance relief will be required.***

III. Temporary/Partial Submission Waiver Requests & Justification:

a. Proof of Submission to Required Outside Agency Approvals:

i. Applicant requests a temporary waiver from this requirement. The Applicant shall provide proof of submission and subsequent approvals of all applicable outside agencies as a condition of approval in connection with this Application.

b. Will-Serve Letters.

i. Applicant has currently enclosed a will-serve letter from JCP&L. Applicant requests a partial temporary waiver from this requirement with respect to the remaining will-serve letters which the Applicant shall provide as a condition of approval in connection with this Application.